

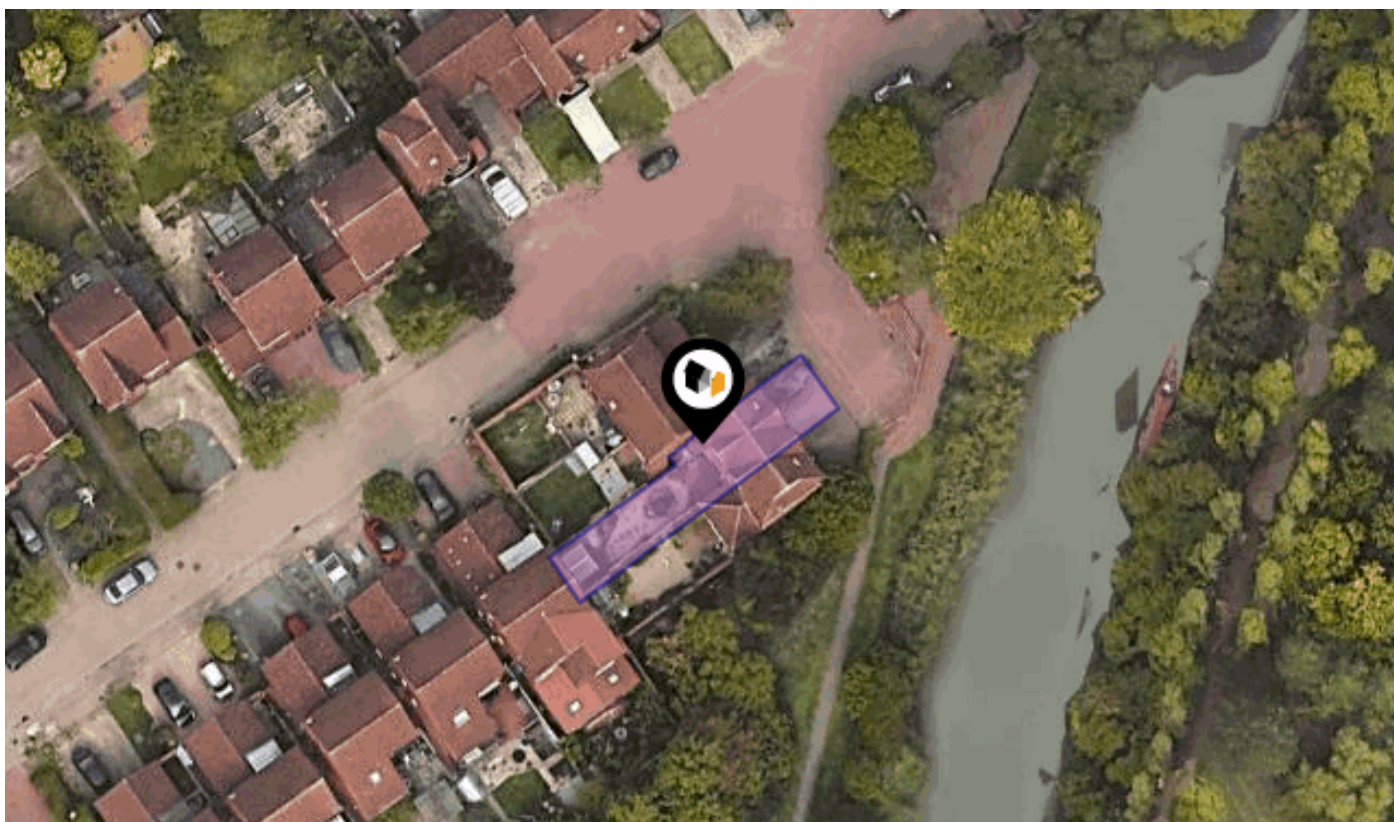


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 09th February 2026



BELSIZE AVENUE, SPRINGFIELD, MILTON KEYNES, MK6

Chris Durrant powered by eXp

8 Lincslade Grove Loughton Milton Keynes MK5 8DL

07595473891

chris.durrant@exp.uk.com

chrisdurrant.exp.uk.com





Property

Type: Semi-Detached
Bedrooms: 3
Plot Area: 0.03 acres
Council Tax : Band C
Annual Estimate: £2,007
Title Number: BM79609

Tenure: Freehold

Local Area

Local Authority: Milton keynes
Conservation Area: No
Flood Risk:
• Rivers & Seas Very low
• Surface Water Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15
mb/s



109
mb/s



1000
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

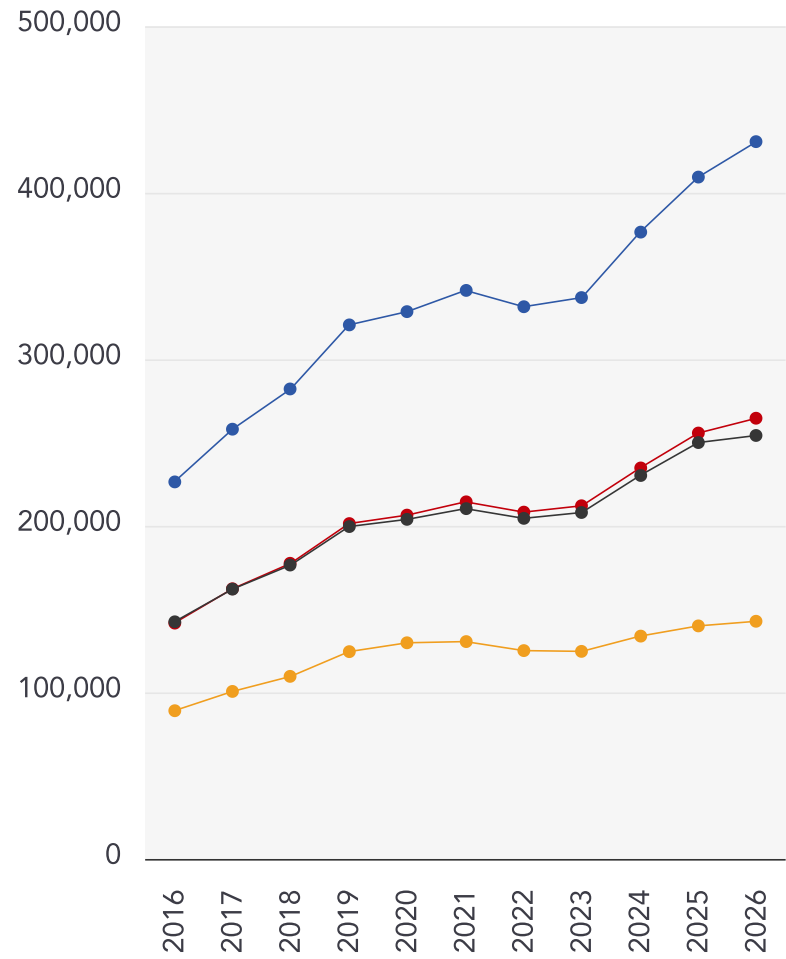




Market

House Price Statistics

10 Year History of Average House Prices by Property Type in MK6



Detached

+90.23%

Semi-Detached

+86.85%

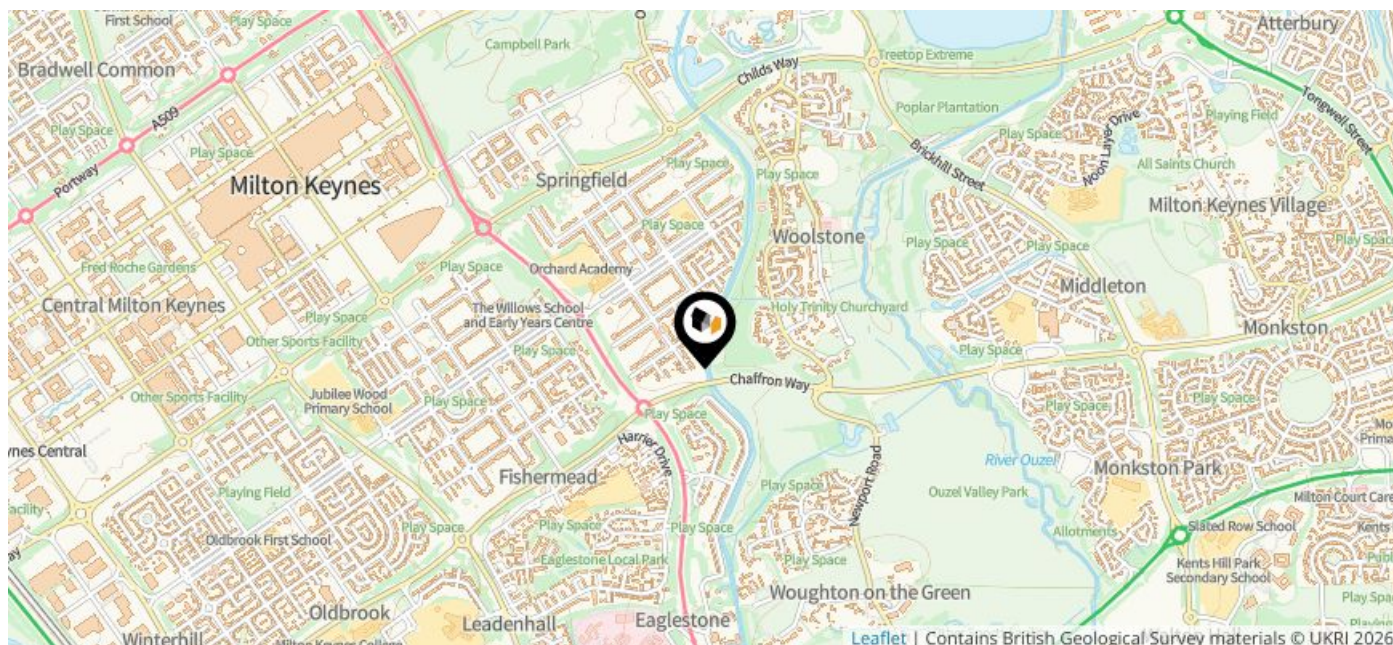
Terraced

+78.56%

Flat

+60.32%

This map displays nearby coal mine entrances and their classifications.



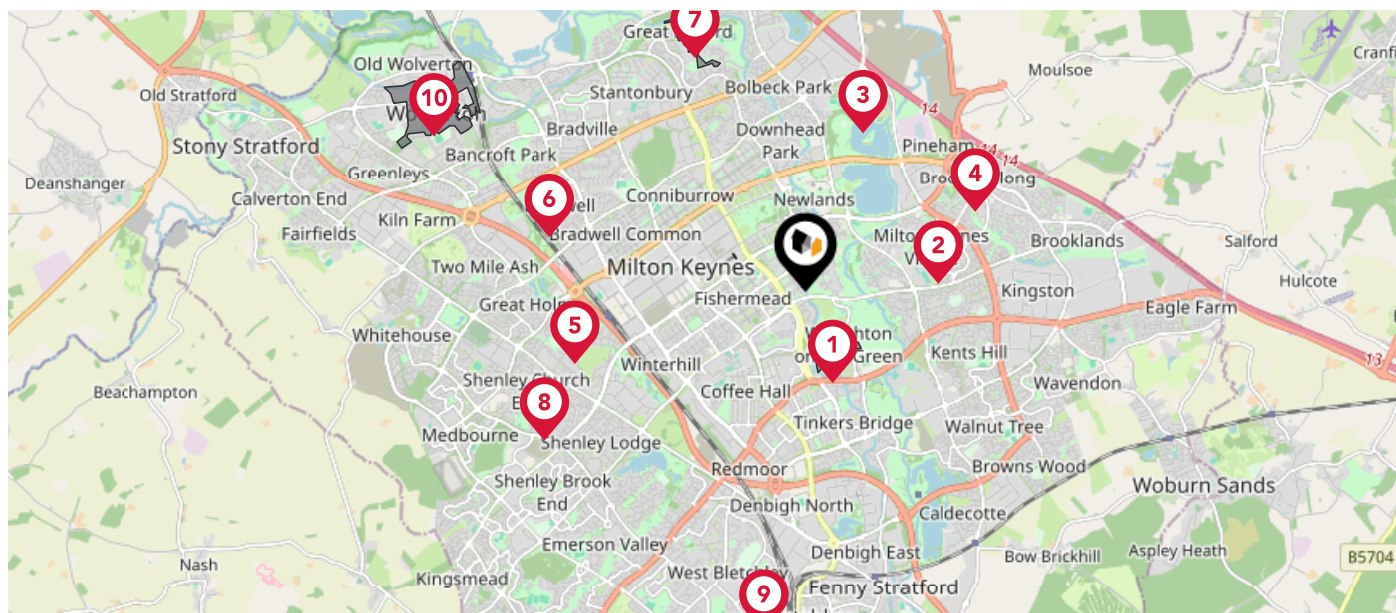
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



Wroughton on the Green



Milton Keynes Village



Willen



Broughton



Loughton



Old Bradwell



Great Linford



Shenley Church End

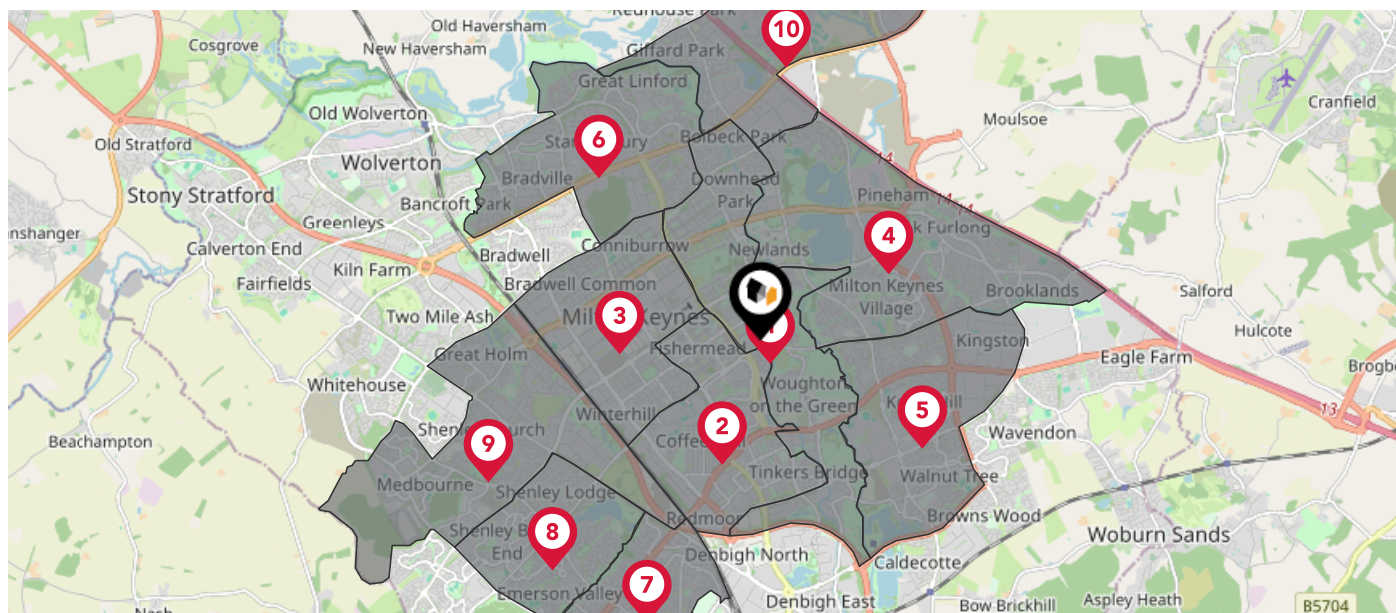


Bletchley



Wolverton

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1

Campbell Park & Old Woughton Ward

2

Woughton & Fishermead Ward

3

Central Milton Keynes Ward

4

Broughton Ward

5

Monkston Ward

6

Stantonbury Ward

7

Bletchley West Ward

8

Shenley Brook End Ward

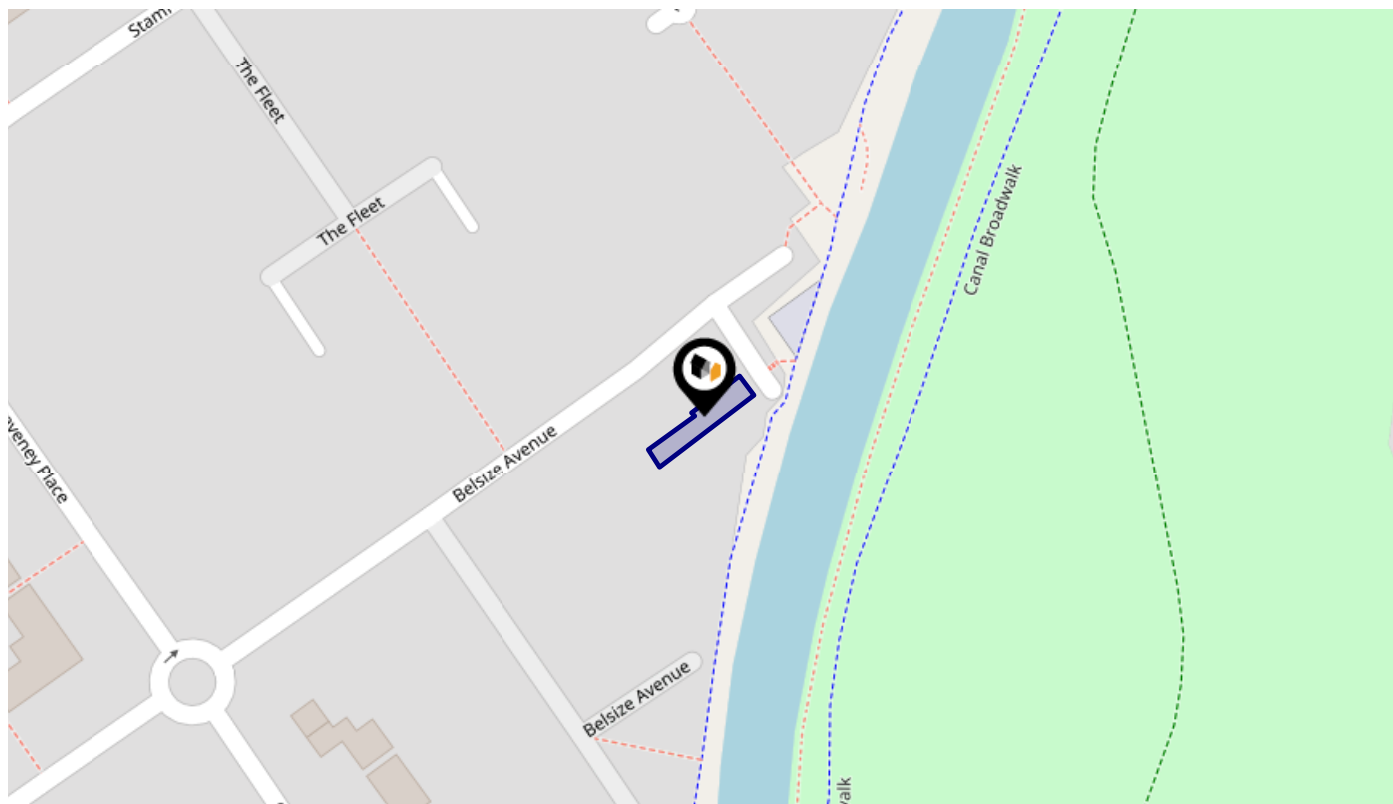
9

Loughton & Shenley Ward

10

Newport Pagnell South Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...








Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

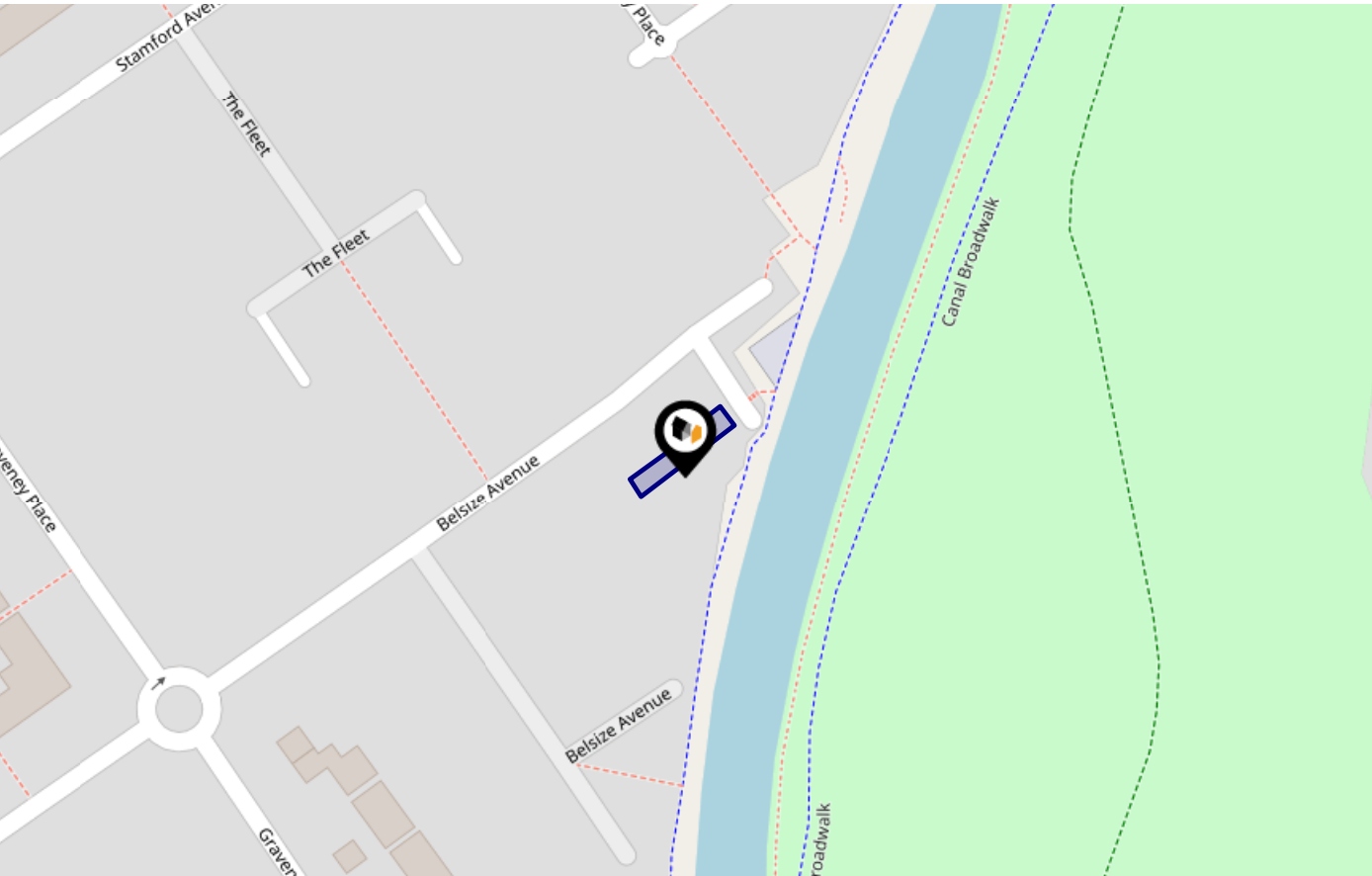
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

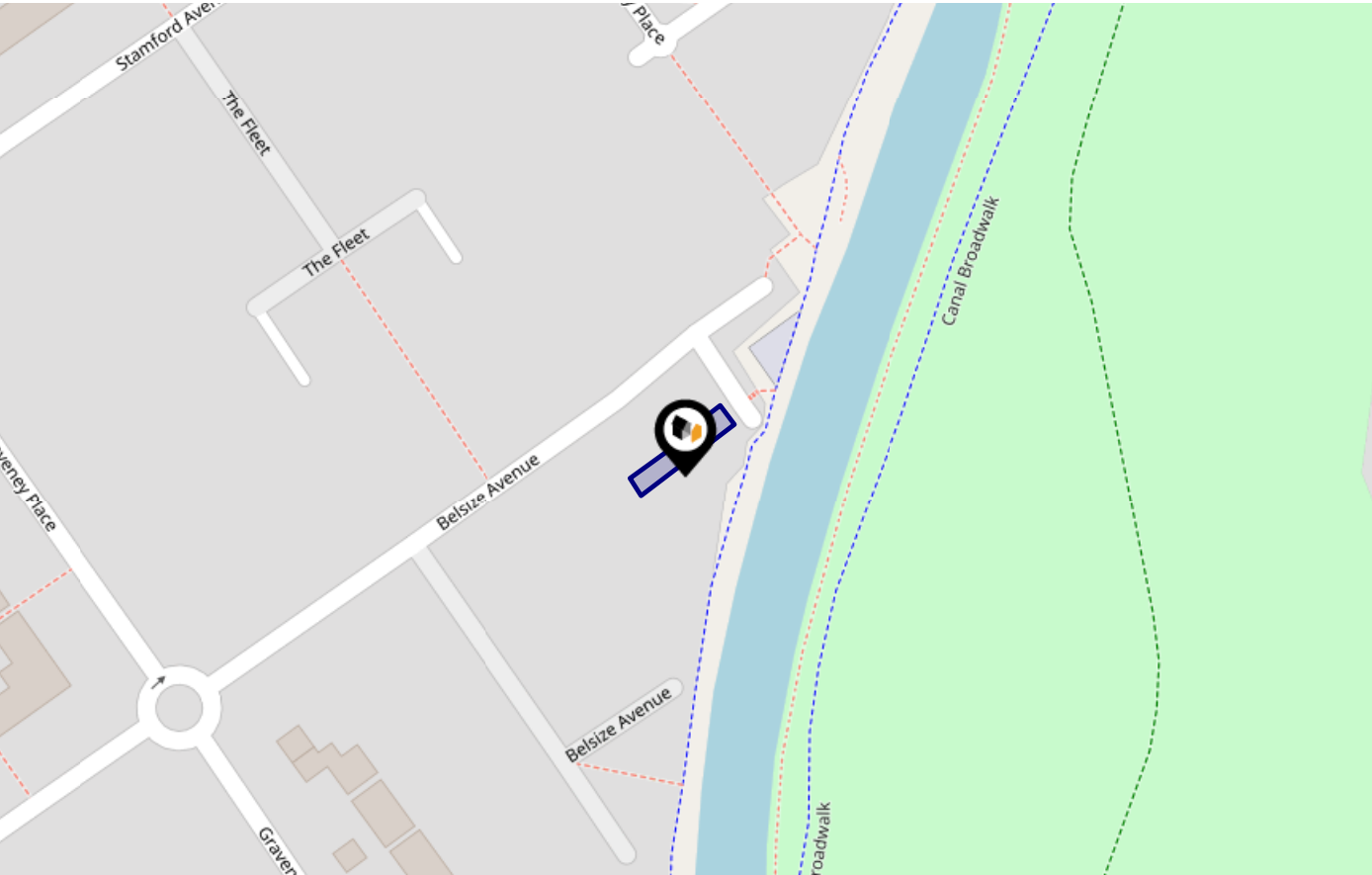
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

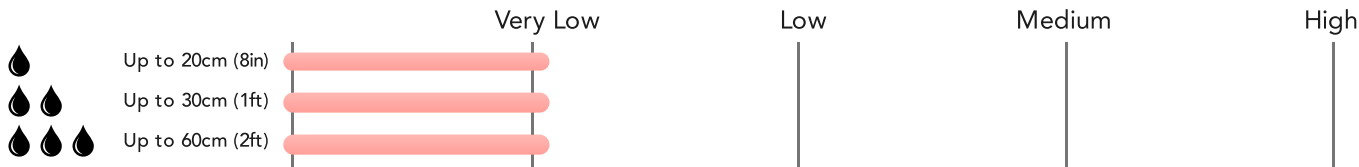


Risk Rating: **Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

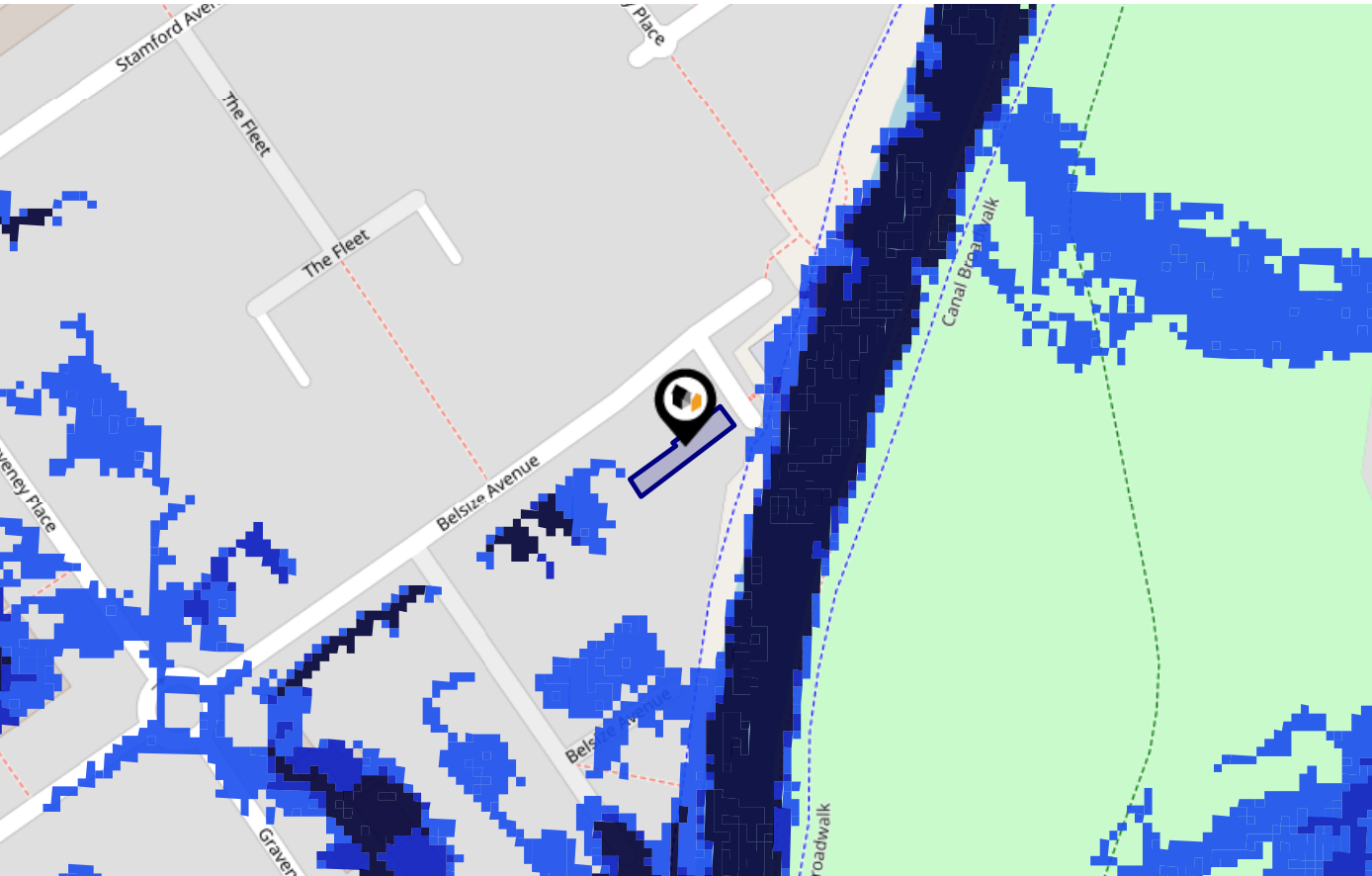
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: **Very low**

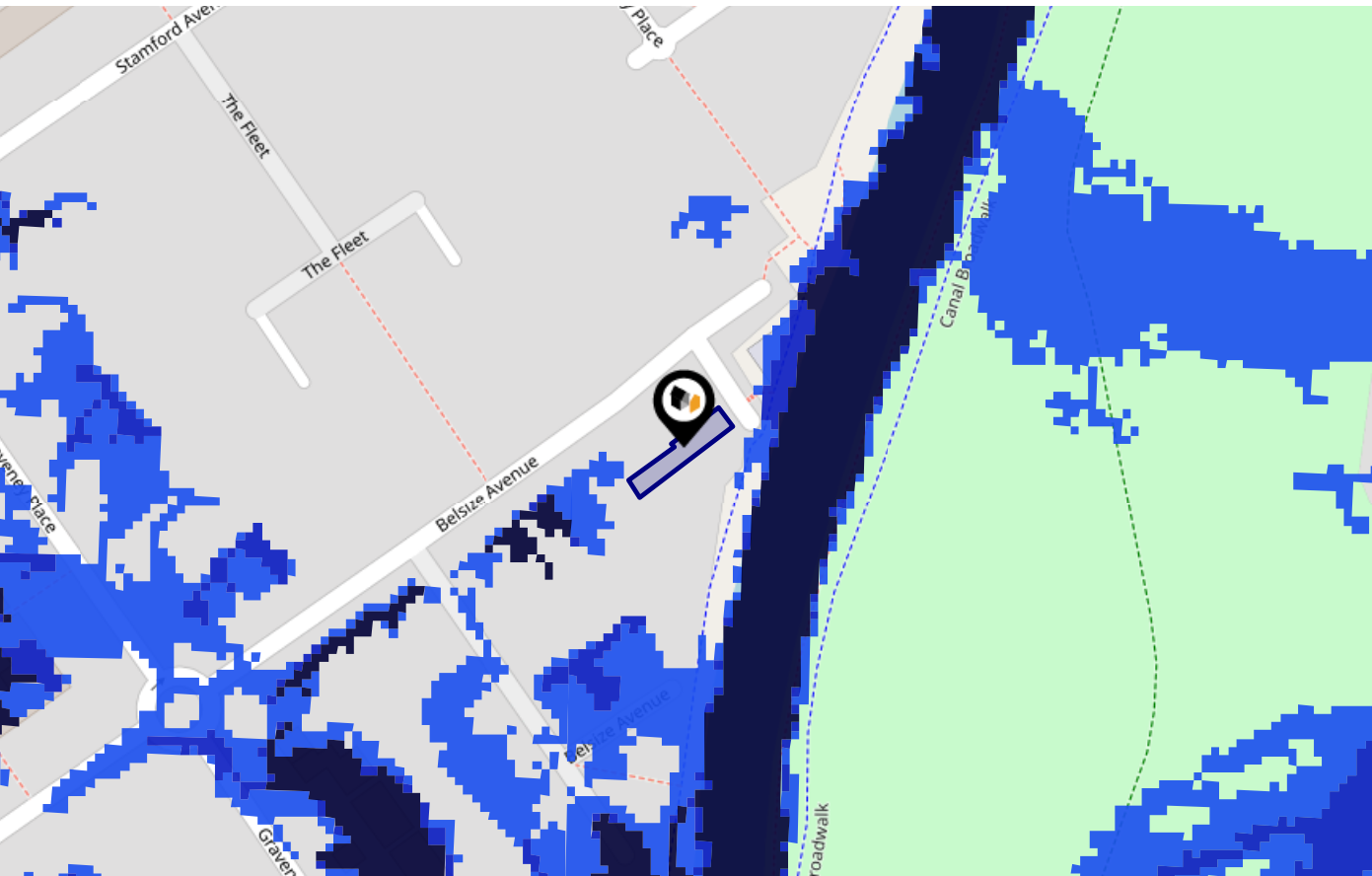
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

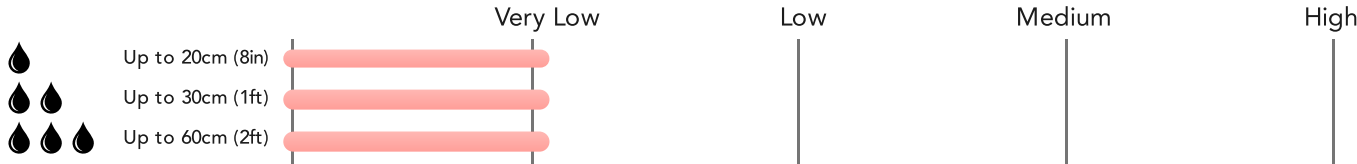


Risk Rating: Very low

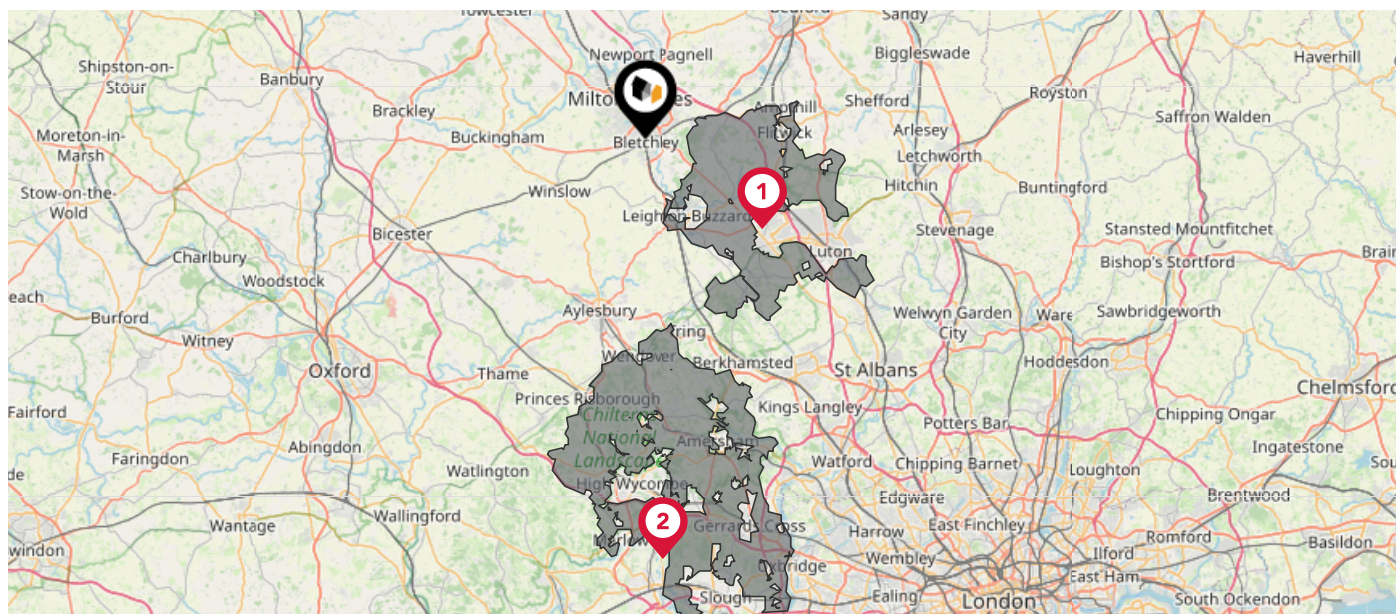
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land



London Green Belt - Central Bedfordshire

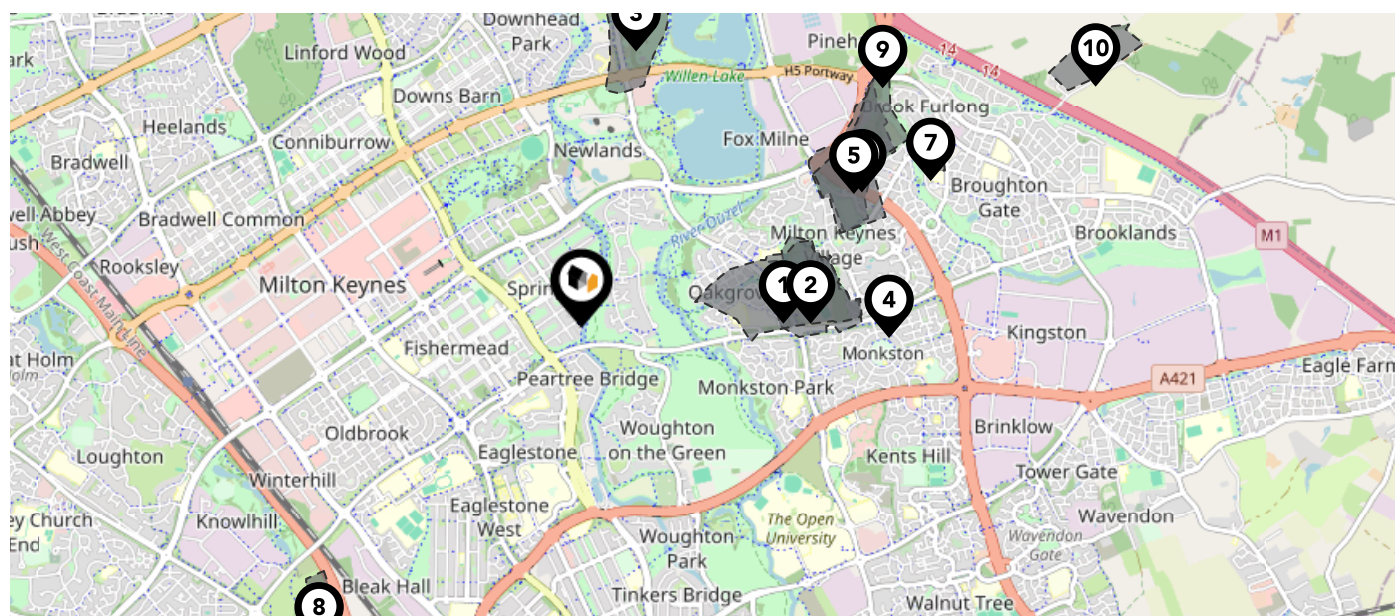


London Green Belt - Buckinghamshire

Maps

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



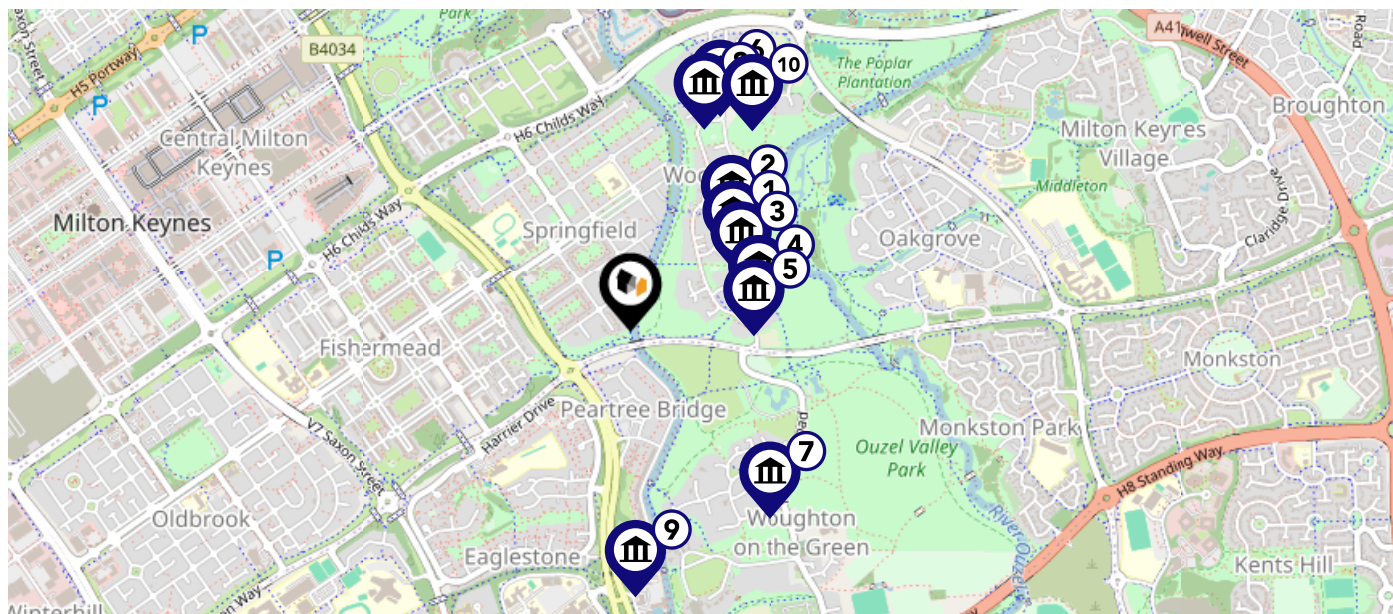
Nearby Landfill Sites











1	Broughton Quarry-Broughton, Milton Keynes, Buckinghamshire	Historic Landfill	
2	Middleton South West Landfill-Milton Keynes	Historic Landfill	
3	Willen Tip-Milton Keynes	Historic Landfill	
4	Former reservoir Middleton Site10E-Wingfield Grove, Middleton	Historic Landfill	
5	Broughton Quarry-Broughton, Milton Keynes, Buckinghamshire	Historic Landfill	
6	Middleton North East Landfill-Broughton, Milton Keynes	Historic Landfill	
7	Broughton Village-Broughton Village, Milton Keynes, Buckinghamshire	Historic Landfill	
8	Elfield Park-The National Bowl, Watling Street, Elfield Park	Historic Landfill	
9	Broughton Barn-Broughton Grounds Lane, Milton Keynes	Historic Landfill	
10	Broughton Barns-Broughton Grounds Lane, Milton Keynes, Buckinghamshire	Historic Landfill	

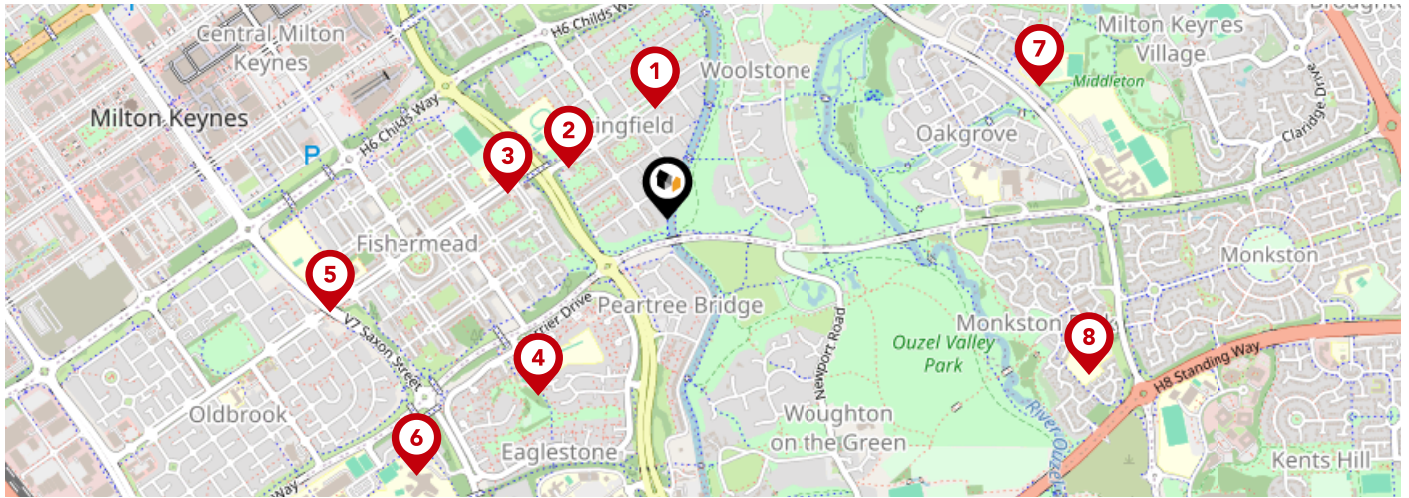
Maps

Listed Buildings

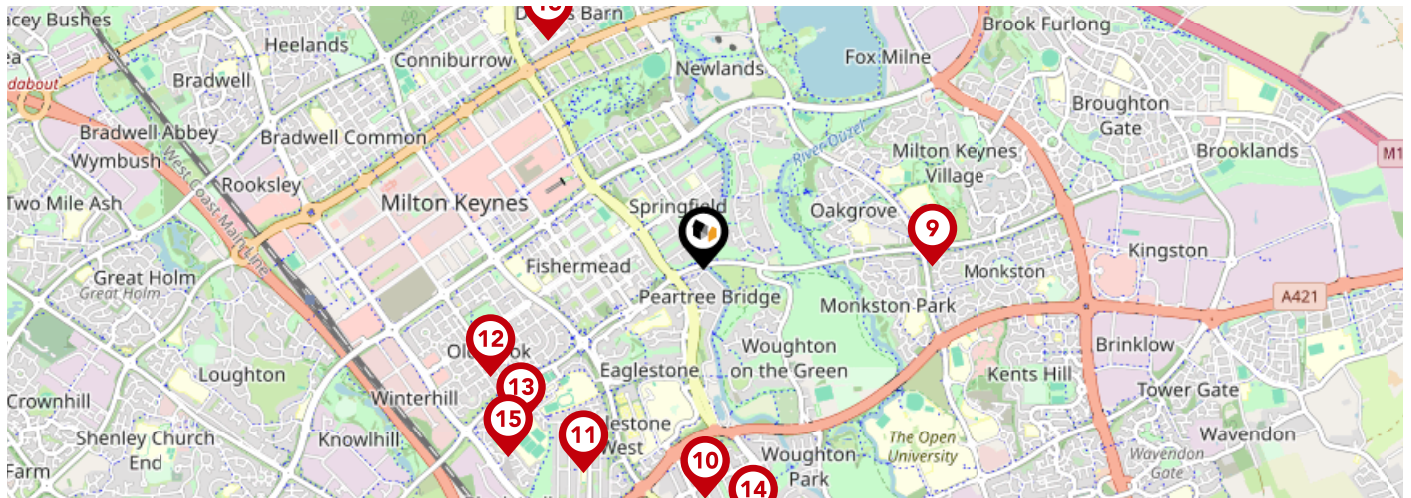
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1125234 - Manor Farm Cottage	Grade II	0.3 miles
	1161061 - The Cross Keys Public House	Grade II	0.3 miles
	1161031 - Hill Farmhouse	Grade II	0.3 miles
	1125233 - Rosebery Music Room	Grade II	0.3 miles
	1125235 - The Old Rectory	Grade II	0.3 miles
	1125236 - Cleobury Farmhouse	Grade II	0.5 miles
	1332352 - Old Thatch	Grade II	0.5 miles
	1161089 - Manor Farm Cottage Manor Farmhouse	Grade II	0.5 miles
	1125198 - The Old Rectory Farm	Grade II	0.6 miles
	1160989 - Bellcote/gazebo To West Of Church Farmhouse; Now Part Of No.20, The Cottage.	Grade II	0.6 miles



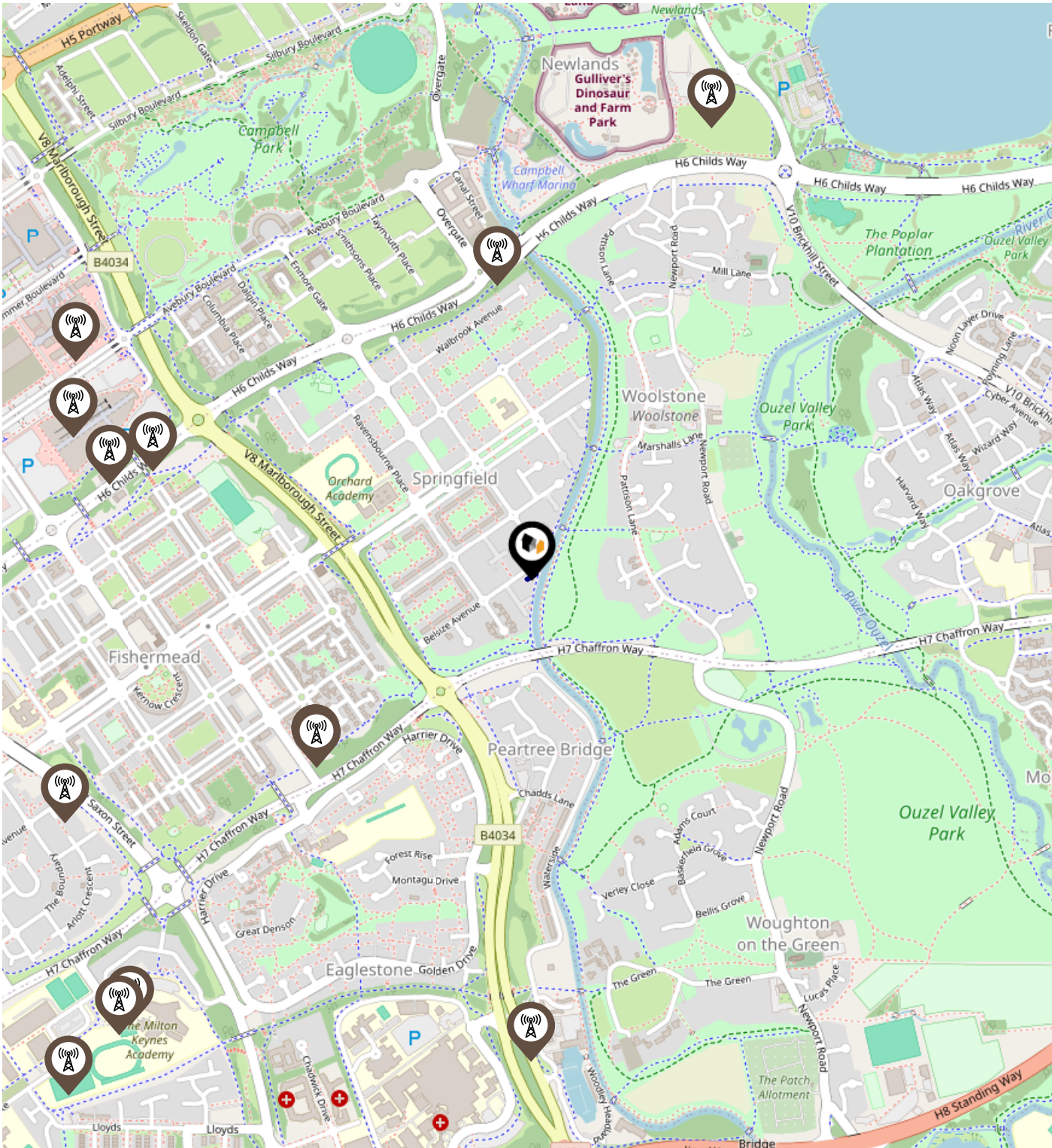
		Nursery	Primary	Secondary	College	Private
1	Shepherdswell Academy Ofsted Rating: Good Pupils: 136 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Orchard Academy Ofsted Rating: Good Pupils: 358 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Willows School and Early Years Centre Ofsted Rating: Good Pupils: 193 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Falconhurst School Ofsted Rating: Good Pupils: 314 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Jubilee Wood Primary School Ofsted Rating: Good Pupils: 531 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Milton Keynes Academy Ofsted Rating: Requires improvement Pupils: 1062 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Middleton Primary School Ofsted Rating: Outstanding Pupils: 630 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Bernadette's Catholic Primary School Ofsted Rating: Good Pupils: 417 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Oakgrove School Ofsted Rating: Good Pupils: 2490 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Redway School Ofsted Rating: Good Pupils: 179 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bridge Academy Ofsted Rating: Good Pupils: 26 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oldbrook First School and Nursery Ofsted Rating: Good Pupils: 189 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Milton Keynes College Ofsted Rating: Good Pupils:0 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Langland Community School Ofsted Rating: Not Rated Pupils: 172 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Paul's Catholic School Ofsted Rating: Good Pupils: 1848 Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Downs Barn School Ofsted Rating: Good Pupils: 89 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

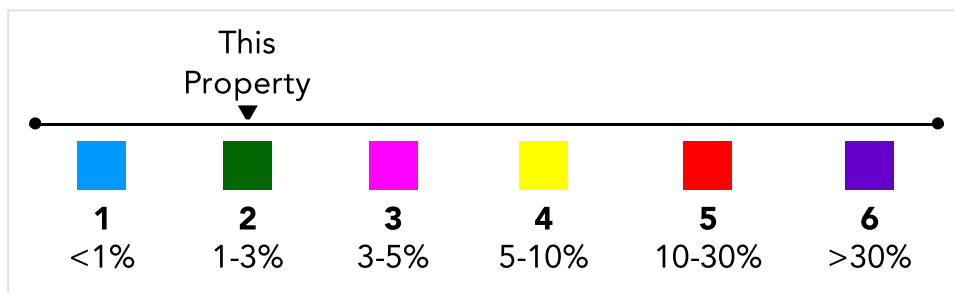
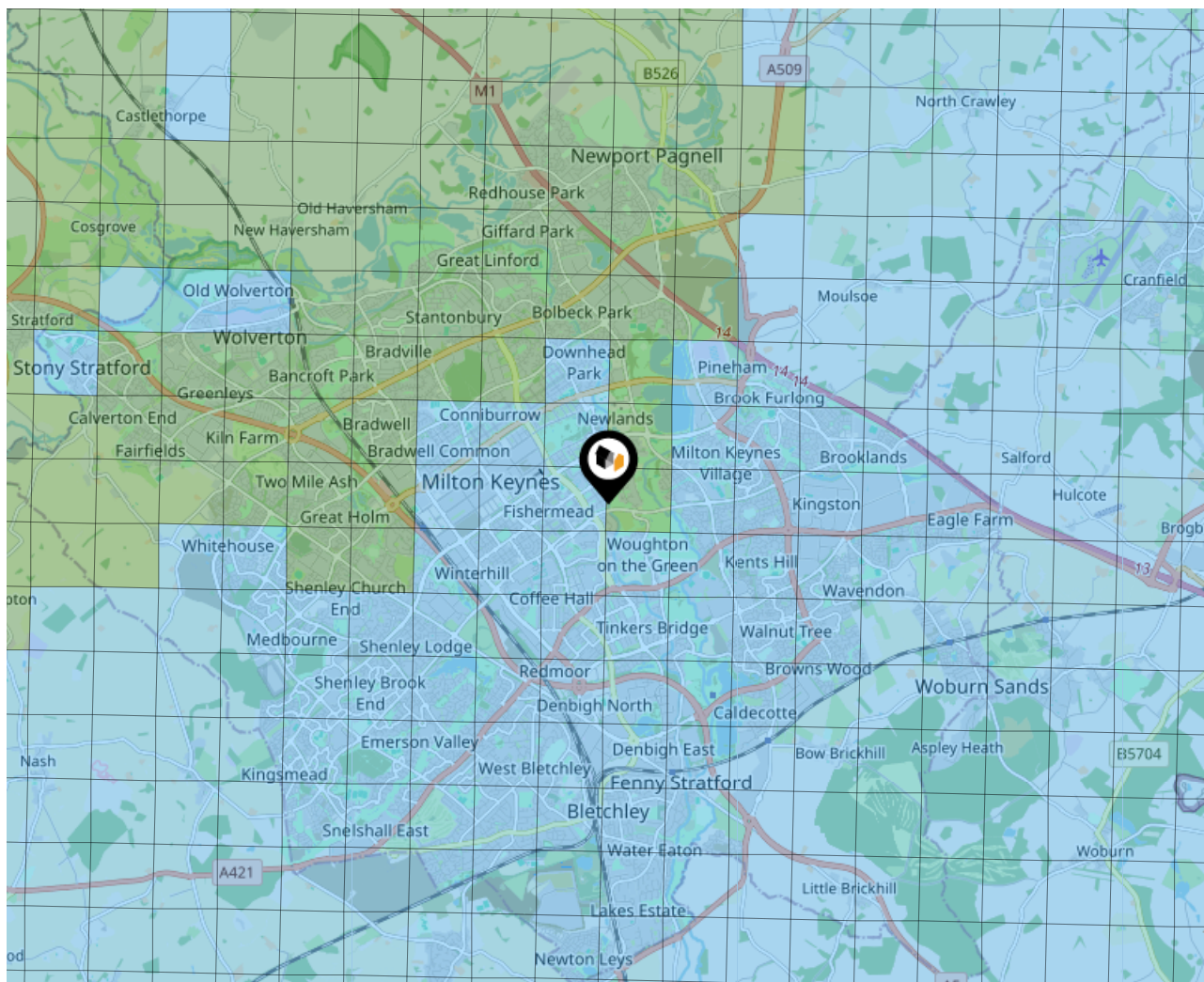


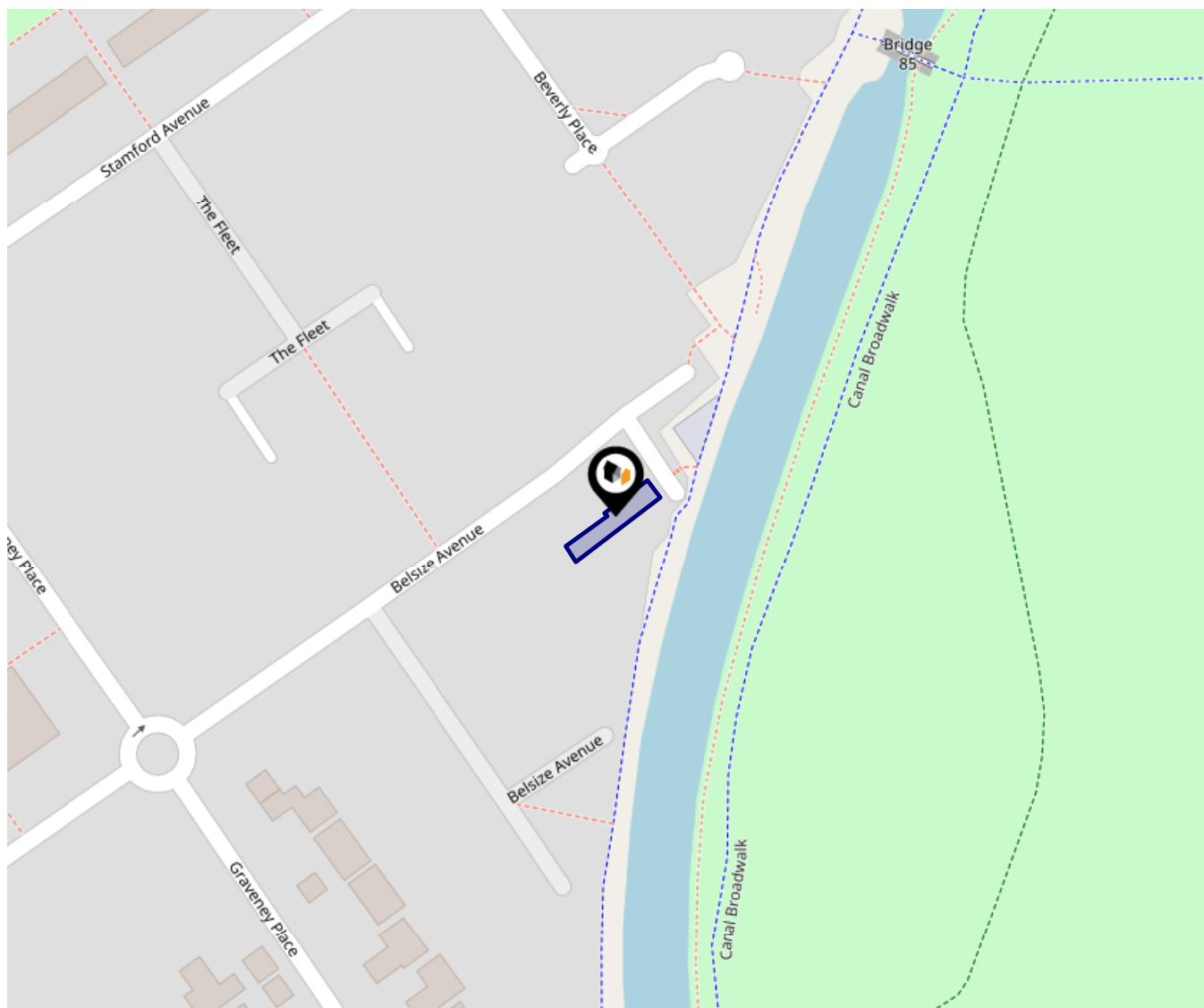
Key:

-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).





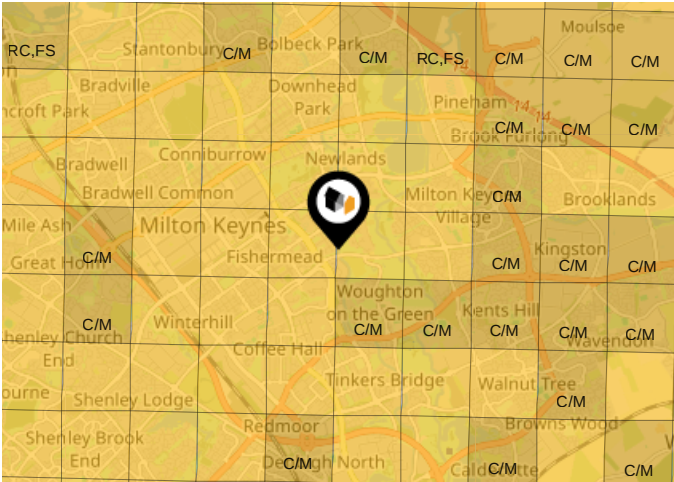
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		



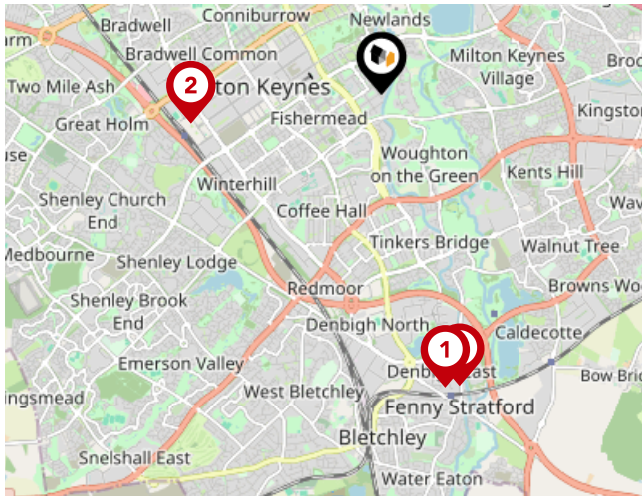
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area

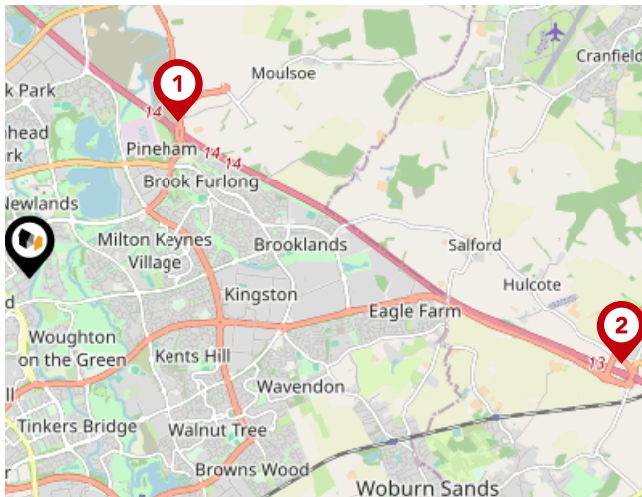
Transport (National)

CHRIS DURRANT **exp** UK



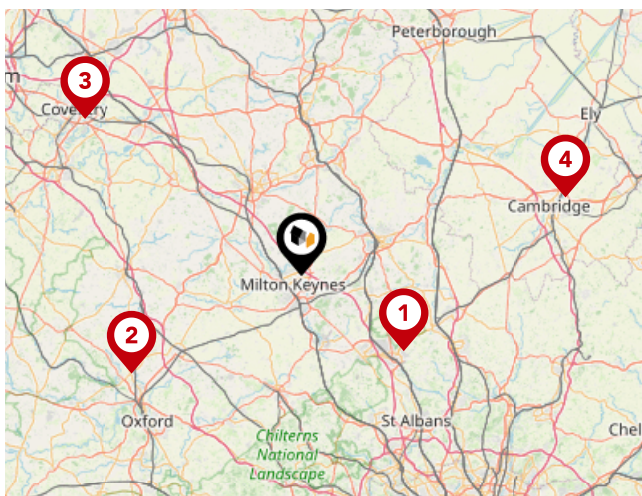
National Rail Stations

Pin	Name	Distance
1	Fenny Stratford Rail Station	2.73 miles
2	Milton Keynes Central Rail Station	1.76 miles
3	Fenny Stratford Rail Station	2.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J14	1.98 miles
2	M1 J13	5.46 miles
3	M1 J15	12.31 miles
4	M1 J12	11.1 miles
5	M1 J11A	12.8 miles

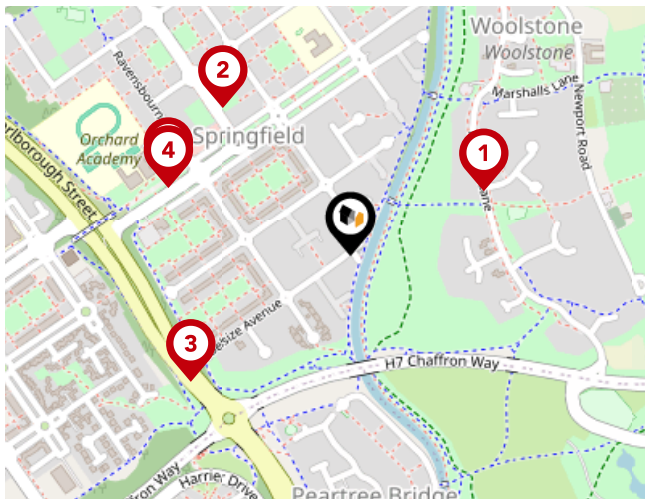


Airports/Helipads

Pin	Name	Distance
1	Luton Airport	18.71 miles
2	Kidlington	28.51 miles
3	Baginton	38.86 miles
4	Cambridge	40.25 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Butterfield Close	0.17 miles
2	Springfield Local Centre	0.22 miles
3	Fishermead Roundabout North	0.23 miles
4	Springfield Boulevard	0.22 miles
5	Springfield Boulevard	0.22 miles

Chris Durrant powered by eXp

Chris Durrant – 'Your' Estate Agent has one goal – to put you at the forefront of your property transaction and ensure that your move is as smooth as possible.

Testimonial 1



Highly recommend! Chris did a tremendous job helping us sell our property. He really cares about his clients and does all he can to get things done in a timely manner. I wholeheartedly recommend him as very professional and great communication throughout the purchase process

Testimonial 2



Chris recently dealt with our purchase. Nothing was too much trouble and he was always available to communicate between the different parties and to keep us informed . I would definitely recommend

Testimonial 3



After having my property valued with several agents, Chris stood out from the crowd. His ambition and enthusiasm shows he has the right tools for this industry and would highly recommend him. Thanks for all your help Chris, Keep up the good work



/ChrisDurrantexp



/chris-durrant-08752622

Chris Durrant powered by eXp Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

CHRIS DURRANT **exp** UK

Chris Durrant powered by eXp

8 Lincslade Grove Loughton Milton

Keynes MK5 8DL

07595473891

chris.durrant@exp.uk.com

chrisdurrant.exp.uk.com



Valuation Office
Agency

